

NOTICE TO CURE OR QUIT

Date: [Date of Notice]

To: [Tenant Name(s)]

Property Address: [Full Property Address]

Dear [Tenant Name],

This letter serves as formal notice that you are in breach of your residential lease agreement dated [Date of Lease Agreement] for the property located at the address listed above.

Specifically, you have violated the following provision(s) of your lease:

Section/Paragraph: [Insert Section Number]

Description of Violation: [Describe the breach, e.g., unauthorized pets, excessive noise, property damage, etc.]

TAKE NOTICE THAT:

1. You are required to remedy (cure) the aforementioned breach within [Number of Days] days from the date of this notice. The deadline for compliance is [Date].
2. To remedy this breach, you must: [Specific action required to fix the problem].
3. If you fail to cure the breach or vacate the premises by the deadline stated above, the landlord will commence legal proceedings to evict you and recover possession of the property, as well as seek any applicable damages, court costs, and attorney fees.

Please contact the undersigned immediately if you have any questions regarding this notice.

Sincerely,

[Landlord/Manager Signature]

[Printed Name]

[Phone Number]

[Email Address]

Proof of Service: This notice was delivered via [Hand Delivery / Certified Mail / Posting on Property] on [Date].